



KEYA  
Spring









# Philosophy

Since its inception, Keya Homes has been redefining the concept of modern living. A core philosophy of harmonizing nature with sustainability drives it. This vision has been realized through sustainable projects, integrating green initiatives such as solar power and greenery into every home we build.

Our commitment to sustainable living is further enhanced by smart, innovative designs and a carefully curated lifestyle, offering the perfect balance between nature and luxury. Each development is thoughtfully crafted to provide an environment rich with greenery and clean air, restoring the natural beauty and purity that modern life often lacks.

At Keya, we understand that a home is not just a space—it's a foundation for lifelong memories. We tailor contemporary amenities to individual preferences, ensuring each residence offers comfort and sophistication. With an unwavering focus on transparency, meticulous planning, and seamless execution, we aim to deliver more than just homes—we create enduring legacies of happiness and satisfaction for our clients.



# What are we Known For

## Technological Foresight

We don't just follow trends—we set them. Whether it's enhancing convenience with smart home automation or supporting sustainability through solar energy and zero water discharge systems, our technology is cutting-edge, innovative, and built to offer lasting value.

## Designing Lifestyles

It infuses vitality into every detail, allowing you to coexist harmoniously with nature. With ample open spaces, we ensure that nature remains an integral part of your everyday life, creating an environment where you can thrive.

## One with nature

The one enduring feature across all our properties is the seamless connection to nature. While each experience is unique, from forest-themed jogging tracks and oxygen pavilions to sun-drenched living spaces, nature remains your constant companion in every home we create.







## Vision @ 2025

Be the first choice for  
home seekers  
who aspire to buy a  
home.

## Our Vision



Keya Homes Private Limited is a  
professionally  
managed company with a  
completely transparent  
approach. It has been incorporated  
with the intent  
of building contemporary  
residential landmarks  
in Bangalore.

## Our Mission



We endeavor to lead the  
development of  
futuristic properties by building  
homes with  
timeless designs and quality,  
through well-planned  
processes.





We are on time,  
every time.

Keya Homes Project  
Completion

**2-2.5**  
**years**

Other Name Brand  
Project Completion

**4-5**  
**years**

We nurture your  
hard-earned trust.







Smart Location. Smarter Technology

## Smartest Home

Keeping your safety, comfort and robust lifestyle in mind, we have:



Dedicated fast charging EV point with charging gun for each home.



Centralised Camera Surveillance for common areas



Radiofrequency identification for all entry



Centralized broadband connection



Centralized satellite cable system



Video Door Bell

What sets us apart:

# Our Driving Force

## On-Time

Timely delivery of projects is a top priority. Our record shows that we complete projects within a 2-2.5 year timeframe, which is significantly shorter than the industry standard of 4-5 years.

## International Brands

We bring internationally recognized brands to your doorstep, ensuring that quality and your safety remain our top priorities.

## Technology

We design homes that are smart and tech-driven, with a constant focus on environmental sustainability. Our goal is to build homes that are prepared for the future, blending innovation with responsibility.

## Economical Homes

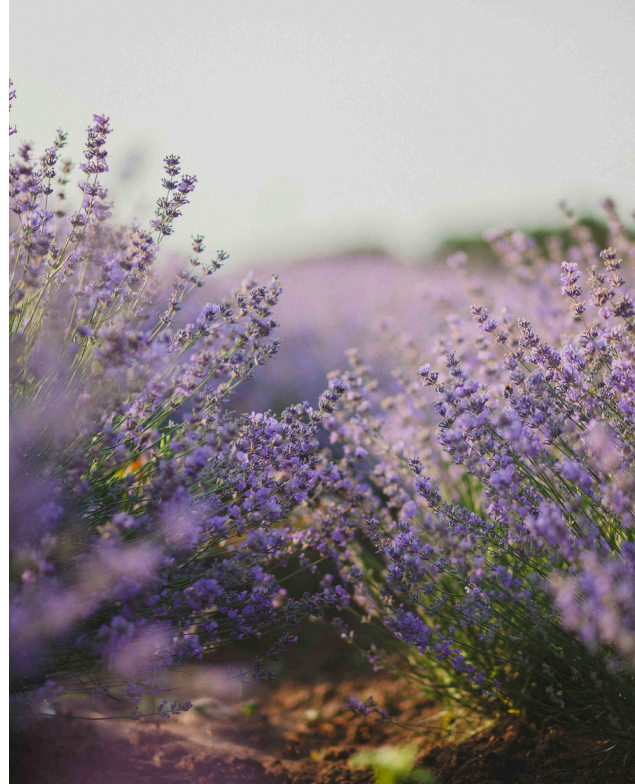
We offer our products— including our luxury, high-end options— at competitive prices, ensuring they remain affordable and accessible to all.

## Transparency

When you embark on a journey with us, you can expect full honesty. Our commitment to complete transparency is at the heart of our values.

## Debt-Free

Keya is a debt-free group







## From Keya's Desk

We take pride in introducing "Keya Spring" to you. We have spent maximum time on the drawing board, designing the project as it's the most important thing to do. This has a cascading effect on the way you would enjoy your living at the project. We have put in our best efforts to have a right balance of contemporary design, technology, material plate, and amenities on the project for you, keeping in mind your day to day lifestyle. We ensure that we stay ahead in our game and deliver you homes which are timeless in design.

As a Company, we do respect our money and time, and yours too. We ensure that we finish the project in the fastest possible time and deliver your home to you on or before committed timelines. You would experience many first-time experiences in this project.

Rest assured, you will find a reason to choose the project and live here and always have the feeling of being a proud owner of a home at "Keya Spring"

- KEYA Management



## About Our Architects – Urban Frame



**Raghavendra U  
Hegde**

Director And Principal Architect,  
Urban Frame Private Limited

The entire project design narratives are around the fundamental needs of the human life. The design goal was to provide exclusive living, where the elegance and serenity of spaces and amenities can be experienced by even a smaller community. The form shall closely intermingle with both natural light and wind to make everyday living more rooted with nature. The position of the tower has been carefully looked at by ensuring that every unit has a dialogue with the crafted landscape. The emphasis has been given for indoor and outdoor visual connect helps in giving a sense of expanse of space. The positioning of the units helps in ensuring the units are lit most of the day. Spring by Keya Homes admires elegance and has an appreciation for the finer things in life.

# A magical Realm is set to unfold

Keya Spring is a haven of tranquility where you can escape the hustle and bustle of the city and find peace.

And the best part? You don't have to wait for a minute to make it your own!

**Keya Spring is ready to move in with the occupancy certificate ready just in time**





# Blossom

into a new beginning

Welcome to




Bannerghatta beckons

A location that seamlessly merges natural beauty with modern comforts. Whether you're a nature enthusiast or simply seeking a peaceful retreat, Bannerghatta offers the best of both worlds.

The sun shines bright on this green land, welcoming you with an open hand.  
A new horizon, where life begins, at Keya Spring, a world of wins.

**A place to call home!**



 **Life** is better when you're surrounded by nature, isn't it!

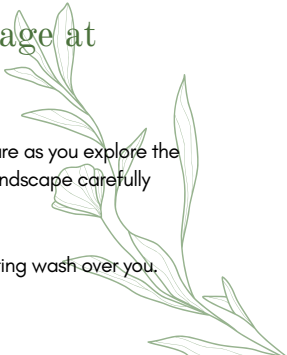
Watch as the colours dance and shift in the sunlight, listen to the hum of bees and birds, and breathe in the fresh, fragrant air.

With every passing moment, you're sure to discover a new and sweet surprise and feel your own connection to the world around you grow deeper and richer.

## Nature takes centre stage at **Keya Spring**

Experience the enchanting beauty of nature as you explore the 3-acre land area, with every inch of the landscape carefully crafted to reflect the natural world.

Let the magic of Keya Spring's natural setting wash over you.





Bring a touch of  
**nature**  
into your home.

Every aspect of our homes is crafted with a focus on bringing the beauty of nature indoors, from expansive balconies and terraces that offer breathtaking views of the lush greenery to windows that flood the interiors with natural light.



Bring a touch of

**L**iving

redefined for you.

Our homes are designed to provide you **luxury amidst nature.**

The entire arena hosts **open spaces** that invite you to bask in the natural surroundings. The spaces are carefully crafted to maximise functionality while maintaining a sense of ease.



Steps into the world of

# Grandeur

## Grand Arrival

The entrance gate that has been suggested is designed to provide a magnificent arrival experience. The use of finely crafted stone walls and intricately designed CNC jallies contribute to its grandeur. It marks the first impressive statement made by Keya Spring.

Alongside the entrance, there is a beautiful garden featuring dynamic and appealing light art pylons. As you step in, your senses are greeted by a vibrant display of lush foliage, with trees and shrubs bedecking the foreground.



Savour every moment of your life with our indulgent and thoughtfully designed amenities.

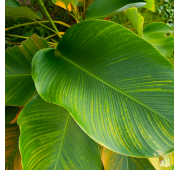




Crinum lily red



Lagerstroemia indica



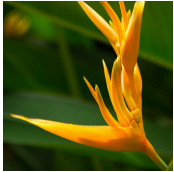
Calathea lutea



Tabebuia rosea



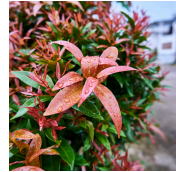
Alpinia purpurata



Heliconia psittacorum



Zephyranthes  
candida



Syzygium  
campanulatum



## Arrival Plaza With Sit-Outs

Our Arrival Plaza features comfortable sit-outs where you can relax amidst the beautiful flora and take a moment to soak in the serene surroundings.

Additionally, the Arrival road is lined with iconic Tabebuia rosea trees that bloom during the spring season. At night, the same road is dramatically illuminated by a feature wall, enhancing the arrival experience even further.







## Atmosphere Amenities

As you step into Keya Spring, get ready to be transported into a world of serene and calming atmosphere amenities.

A vast **110,000 square feet podium area awaits**, boasting a signature landscape.



# Cricket Net

Our cricket net is perfect for everyone, whether you're an amateur just starting out or a budding star of tomorrow.

Come on over and let's work together to help them reach their full potential on the pitch!







## Multipurpose Court

A multi-purpose court that allows all sports to be played with professional vigour.





# Club Verde

Sprawling over a vast expanse of 16,000 square feet, the clubhouse is a hub of unmatched luxury and grandeur, built with contemporary design and cutting-edge amenities.

It has something for everyone.

Serene swimming pools

State-of-the-art fitness centres

Vibrant sports facilities

Exquisite social areas

And many more amenities that keep you wanting more.



# INDOOR GYM

Multi-equipment, fully functional, state-of-the-art. These are just some of the words we would use to describe the indoor gym where everyone who wants to keep fit is invited



Actual shot from Site





Actual shot from Site

## Infinity Pool

Dive into the refreshing waters of our temperature-controlled swimming pool, where the perfect balance of warmth and coolness awaits.







# Live <sup>good</sup> Life

closer to the

Ozone Manay Technology Park - 5.9 Km

Novel Tech Park - 7.5km

Ankitha Primary School Hulimavu - 0.7 Km

Aecs Magnolia Maaruthi School - 1 Km

Mother Teresa Convent Hulimavu - 1.3 Km

Heritage Academy Bannerghatta - 1.8 Km

Shri Sharadha Vidyanikethana Arkere - 1.8 Km

Apollo Hospitals (Bannerghatta road) - 2.6 Km

Fortis Hospital (Bannerghatta road) - 3.1 Km

Parimala Health Care Service - 3.3 Km



# Innovative Water Management for a Greener Tomorrow

Our water management system conserves water, reduces pollution and sets an example for environmental sustainability in the real estate industry.

We're proud to say that we adhere to international environmental norms by being a zero-water discharge project with three separate water lines: white for drinking, grey for non-potable uses and black for treated wastewater.



# Living



# sustainably

without compromising on comfort

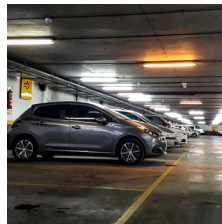
We have incorporated the latest sustainable technologies, including **zero carbon footprint features**, to ensure that our impact on the planet is minimised for the benefit of future generations.

# The ultimate convenience

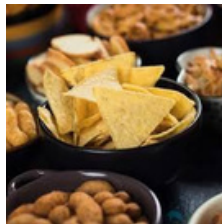
in every aspect of your daily life.

From a Chai Point to keep you refreshed, to a fully equipped laundry facility, everything is designed to make your life easier.

All within easy reach..



Visitor's Parking



Snacks/Coffee Shop



Supermarket



Laundry



Salon



Creche



2 BHK (1325-1375 sq. ft.)

3 BHK (1695-1705 sq. ft.)

4 BHK (1915-2270 sq. ft.)

One of the hallmarks of Keya Spring is that all our units have a RERA carpet area of 74%. This translates to absolute transparency, ensuring that you get exactly what you pay for without any surprises. Additionally, the UDS (Undivided Share) of the carpet area is 39%, ensuring that you own an equitable share of the common area.





Actual shot from Site

Your dream  
is homemade  
to fit.

At Keya Spring, we offer you the choice between exquisite two, three, and four-bedroom homes curated specially for you. Come home to comfort that captivates. Come home to the sweet harmony of creativity and capability.

**Come home to aspiration for the  
finer things in life — kept alive.**



Large windows flood the space with natural light, creating an inviting atmosphere for family and friends. Whether it's a cozy dinner or a grand celebration, the dining room becomes the heart of every occasion



Actual shot from Site



Every corner is designed for the chef in you, with state-of-the-art appliances and spacious counters. Enjoy seamless cooking experiences with smart storage and modern finishes. It's a place where meals come to life and memories are made



Actual shot from Site



Designed for comfort and relaxation. The bedroom offers natural light, soothing colors, and a calm vibe—perfect for unwinding after a long day.





## TYPE 2 BHK

TOWER A / B - 03

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
1335	897	90	987	74%





## TYPE 3 BHK

TOWER A / B - 01

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
1695	1153	101	1254	74%



## TYPE 3 BHK

TOWER - C01

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
1915	1335	81	1416	74%



## TYPE 3 BHK

TOWER - C03

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
2270	1678	0	1678	74%





## TYPE 4BHK

TOWER A / B - 05

SBU	CARPET (SFT) (A)	BALCONY (SFT) (B)	TOTAL (CARPET AREA SFT) (A+B)	CARPET AREA EFFICIENCY %
2700	1816	178	1995	74%

# Master Plan



1. Entry / Exit
2. Security cabin
3. Foreground landscape
4. Arrival road
5. Tower
6. Clubhouse
7. Private garden
8. Ramp to basement
9. Futsal court
10. Outdoor Badminton court
11. Pet park
12. Basketball hoop
13. Flower garden
14. Zero gravity swing pavilion
15. Cricket Net
16. Pool deck
17. Swimming pool
18. Kid's pool

19. Wet wall feature
20. Changing room
21. Children play area
22. Outdoor gym
23. Outdoor working pod
24. Bamboo plantation
25. Dry fountain
26. Swing court
27. Interactive floor games
28. Community party deck area
29. Nutritive garden
30. Tabletop games
31. Reflexology + Sandbed walkway
32. Toddler's play area
33. Parent's corner
34. Art wall
35. Guest parking
36. Services

# List of Amenities

## Commercial shops

Laundry  
Salon  
Snacks/Coffee Shop  
Creche  
Supermarket

## Club House

Entry lounge  
Multipurpose hall with pantry  
Table tennis  
Chess  
Carrom  
Foosball  
Pool table  
Mini theatre  
Gym Steam room  
Sauna room  
Jacuzzi  
Yoga & Aerobics room  
Swimming pool temperature-controlled  
Kids pool

Cards room  
Open Library  
Working Desk  
Meeting Rooms

## Terrace

Seating Pargolas  
Plantation

## Podium

Seating Alcove  
Multipurpose sports court  
Outdoor badminton court  
Basketball hoop  
Jogging/walking track 350M  
Flower garden  
Visitor parking  
Wigwam swing court  
Kompan Kids play court  
Parents bay

Outdoor Gym  
Aroma Garden  
Cricket net  
Outdoor meeting pod  
Bamboo grove  
Walking / dry fountain  
Multifunctional deck  
Nutritive garden  
Pet park  
Private Garden



Actual shot from Site



## Telephone and Data/ Broadband Connection

- TV outlets in master bedroom & living room
- Telephone point in Master bedroom & living room
- Broadband connection and intercom facility for each unit.
- Centralized DTH system with option to subscribe any DTH service provider of your choice (from the available pool)
- Video doorbell
- FTTH cable system for all homes to support broadband



## Fire Safety And Security System

- Security system like intruder alarm, video surveillance for common areas on ground floor
- Centralized security system surveillance to control the movement of vehicles / visitors / guests in the property
- Sprinklers for the entire building as per fire norms
- Fire duct in each lobby and external yard hydrants



## Toilet: Fitting and Accessories

- Water closets: All bathrooms provided with wall hung EWC of Kohler make
- Hot and cold mixer Kohler make for shower and Basin Mixer for wash basin in toilets
- CP fittings of Kohler in Master Toilets/ Other toilets and Kitchen/Utility
- Washbasin in all toilets would be with granite counter
- Anti- Skid ceramic tiles for flooring and ceramic tile cladding of up to false ceiling
- Thermostat in master washrooms for A&B and all washrooms in C tower



## Electrical

- Power Supply - 4/6/8 KW for 2/3/4 BHK respectively
- Wiring: All wiring shall be of RR kabel/Havel/Polycab or equivalent make
- Earthing: 1/18 Copper wire shall be used for earthing using the loop system; One Earth Leakage Circuit Breaker and MCB shall be provided
- Switches: All switches shall be of Legrand or equivalent make

## Kitchen

- Utility: Dadoing up to window bottom level
- Flooring: Anti skid tiles Kitchen: Vitrified tiles Flooring



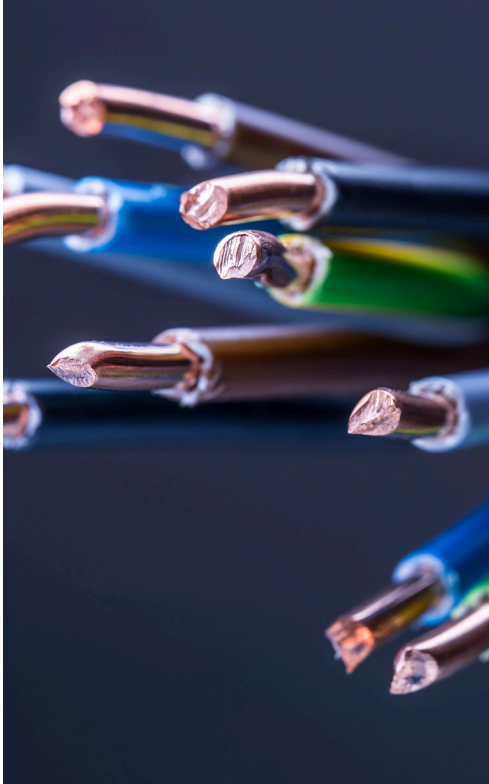
## Doors and Windows

- Frames: All door frames shall be in good quality hard wood
- Bathroom doors to be Water Resistant Flush type
- Door Shutters: All door shutters shall be in solid core flush
- 2/3 Track UPVC sliding with clear glass and mosquito mesh
- Finish: The internal door shutters and frames shall be provided with.
- Hardware: All hardware shall be in brush finished stainless steel. The main door shall be provided with a Rim Lock. All other doors will be provided with door bolts and a mortise cylindrical lock.
- Door Stoppers: Magnetic or concealed door stopper shall be provided for the main door and bedroom doors
- Doors – Main door – Veneer, Bedroom doors – Skin Veneer, Bathroom doors – flush type



## Utilities & Services

- Backup Power: 100% backup power shall be provided to the common area lighting, pumps, motors, etc.
- Power backup of 1.0 KW for all residential units individually.
- Solar power generation unit at the project to supply the generated units to the grid on net metering system for 100 KWA
- Generators with acoustic enclosures and an AMF panel with an automatic change-over switch
- Rainwater Harvesting: Percolation pits provided for rainwater harvesting
- RFID entry system at Main Gate.
- Sewage Treatment: A tertiary sewage treatment plant shall be provided with separate plumbing for the use of recycled water in landscaping and flushing systems
- STP/WWTP/UF/RO shall be provided
- Elevators: 2 Elevators per each block including one service elevator – 13 passengers each with automatic doors and good finish inside the cabins from reputed Brand.







Thoughtfully  
crafted spaces  
to call home.



# Completed Projects



An ode to the fusion of nature and technology – a collection of 393 bespoke homes in a variety of 1, 2, and 3 BHK situated in Electronic City.



A boutique collection of 50 luxurious duplex homes with private gardens, nestled on the shores of Bangalore's most pristine natural lake – the Jakkur Lake.



Where Curiosity, Aspiration, and the thirst for more are kept alive – the hustle and bustle of Whitefield's work culture are perfectly complemented by the decadent luxury that goes with 2, 3, and 4 BHK homes.

# Ongoing Project



An upcoming housing society in the hearts of Electronic City Phase 2 featuring bespoke 2, 3 & 4 BHK homes that is a beautiful blend of luxury and technology. A host to 25,000 SFT Club Verde expected to be completed by December 2025.



THE URBAN FOREST  
KEYA HOMES

A sustainable premium project with 83 percent open space on Sarjapur Road featuring 2, 3 & 4 BHK homes. Priced between ₹1.56 Cr – ₹3.02 Cr, and a sprawling 40,000 SFT clubhouse expected to be completed by December 2027.



# Up Coming Projects

## The Lake Promenade

- Variety of 2, 3 and 4 BHK homes
- Located in Sarjapura Road (Before Wipro Old Corp. Office)
- Price range : 1.6 Cr - 3.5 Cr
- Launching in Q4 2025

## Keya Signature Towers

- 3 BHK homes
- Located in Thannisandra Road
- Price range : 2 Cr - 2.5 Cr
- Launching in Q4 2025



# Team

Architects



Landscape



Mechanical, Electrical  
and Plumbing



Structural



Banks



# Brand Partners

Waterproofing



Electrical Switches



Electrical Wires



Elevator



Sanitation



Glasses



Windows



Door



Concrete - RMC



Kids Playing Equipment



PVC Pipes



Pipes



Flooring



Door Safety



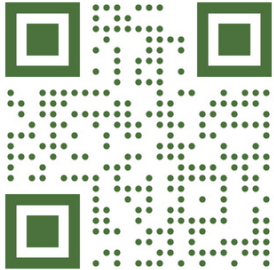
Paint



## DISCLAIMER

This document is not a legal offering document and can't be presented/quoted in any reference. This document has been prepared to help you in understanding the broader concepts and allow you to get a look on feel on how the project would look like on completion. This document should not be solely relied upon for your decision making. Agreement to sale would be the sole document to refer to for all purpose and should be relied upon

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visit our website**



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